Expiry Date - 14/03/2012

Development Control – Delegated Officer Report

Application Number: AWDM/0726/11 **Recommendation – APPROVE**

Site: **Carats Beach Cafe Basin Road South Southwick Brighton**

Proposal: **Extensions to front and west side of building with new disabled ramp, external seating area and new stairs to front of cafe**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a single storey building on the seafront at the western end of Shoreham Harbour. It is long building measuring 42.5m long with public toilets at the eastern end and an attached building on the western end. The café has projections fronting the beach at either end, forming a recess in which there is an external seating area, covered by a pergola. The building sits below the level of the promenade to the south and is accessed via steps and a ramp, with a concrete slope in front of the building leading up to the prom.

The application is proposing an extension in front of the café, infilling the recess area. Access to the café will be through the extension with the existing front door replaced with a sliding door. The extension will be glazed with three pitched roofs 3.9m high, which is approximately 1m higher than the existing building. Small, flat-roofed extensions are also proposed adjacent to the toilets at front of the building at the eastern end and at side at the western end. These will measure 2.5m high, 5.7m wide and 2.7m deep at the east end and will accommodate a walk-in fridge. At the west end the extension will measure 2.5m high, 2.1m wide and 5.4m deep and will accommodate customer toilets. Both extensions will be rendered.

In front of the café part of the existing slope is to be raised to form an external seating area at promenade level, with a glass balustrade. New stairs and a disabled access ramp are also proposed. The recessed area in front of the eastern end of the building is to be used as an additional seating area.

Relevant Planning History

N/A

Consultations

Adur District Council: The Environmental Health Officer recommends the precautionary land contamination informative

Representations

None received

Relevant Planning Policies and Guidance

Adur District Local Plan (saved policies): AG1, AR11

Planning Assessment

Principle

Policy AR11 states that the development of public recreational facilities on or adjacent to the public beaches will normally be permitted subject to consideration of scale, the effect on sea defences and nature conservation, the effect on local amenity and parking.

Visual amenity

The central extension will be lightweight, being a glazed structure. Its roof will rise above the existing building by approximately 1m but it will be at the front of the building and will not project forward of the wings on either side. When viewed from the promenade the extension will not appear dominant, being seen in the context of the industrial buildings and power station behind the site.

The other extensions are minor additions which will not detract from the existing building or its seafront setting.

The proposed alterations to form a raised seating area in front of the building is considered to be a desirable form of development which will enhance the use and enjoyment of this popular café.. The proposed glass and steel balustrade are light structures which will not harm the character or appearance of the area.

Residential amenity

There are no residential dwellings in the vicinity of the site

Accessibility and parking

The site has a public car park immediately to the east and it is not considered that the extensions will result in any foreseeable parking problems. The site is accessible by bicycle and on foot across the lock gates and there are not therefore considered to be any parking or highway safety issues arising from this proposal.

The disabled access ramp was originally shown as being designed with a gradient of 1:10. However, following objections from the local Access Group, this has been amended to be 1:12 which has resulted in it being increased in length by 1m. This alteration does not have a significant impact and will result in a more acceptable gradient for wheelchair users.

Flood Risk

The architect has confirmed that floor levels will be set no lower than existing levels and flood proofing measures shall be incorporated.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and would enhance the facilities at the café to the benefit of the economic and environmental regeneration of the area. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AR11).

Subject to Conditions:-

1. C1Ci
2. This permission relates to the following approved plans received 9 March 2012
   Drawing Nos. 1137/01 Rev A (Existing and Proposed Plans), 1137/02 Rev A (Existing and Proposed Elevations)
   Reason– For the avoidance of doubt and in the interests of proper planning

Informatives

Precautionary land contamination informative

Is recommendation contrary to any representations? N

Case Officer signed: [redacted] Date: 14/3/12

Authorised and signed by: [redacted] Date: 14.3.12